



HARFORD COUNTY STATISTICS

AUGUST 2016

Prepared by the Harford County Office of Economic Development

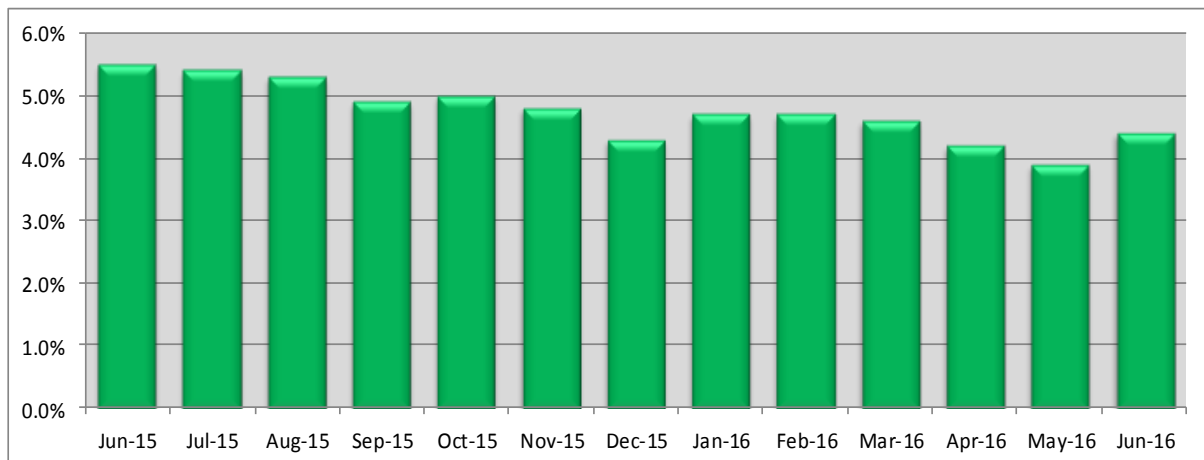
ECONOMIC INDICATORS

	March 2016	April 2016	May 2016	June 2016	July 2016	August 2016
Prime Rate	3.50%	3.50%	3.50%	3.50%	3.50%	3.50%
Federal Funds	0.39%	0.39%	0.37%	0.37%	0.30%	0.40%
Mortgage Rate (30 yr)	3.75%	2.62%	3.66%	3.66%	3.48%	3.48%
Inflation Rate	1.37%	1.02%	0.85%	1.13%	1.02%	1.01%
GDP Growth	1.88%	1.98%	1.95%	2.03%	2.09%	1.23%
Oil (per bbl)	\$34.66	\$36.79	\$43.65	\$49.17	\$48.99	\$39.51
Gold (oz.)	\$1,239.20	\$1,213.60	\$1,294.00	\$1,212.40	\$1,340.00	\$1,363.75

Source: Financial Forecast Center, LLC

HARFORD COUNTY CIVILIAN LABOR FORCE & UNEMPLOYMENT

	June 2015	June 2016	Avg 2016
Available Labor Force	138,257	138,524	136,827
Employment	130,649	132,495	130,803
Unemployment	7,608	6,029	6,025
Unemployment Rate	5.5	4.4	4.4



Source: MD Dept. of Labor, Licenses & Regulation (DLLR)

VACANCY RATES

	Vacancy Rate	Average Rental Rate
Industrial	7.0%	\$4.82
Office	16.6%	\$23.75
Retail	4.3%	\$20.26/nnn

Source: Co-Star; July 2016

HARFORD CO. BOND RATING

Moody's	Aaa
Standard & Poor's	AAA
Fitch Ratings	AAA



HARFORD COUNTY PERMIT ACTIVITY

Building (Commercial)	2014	2015	2016	Total
Accessory	7	15	35	57
Addition	77	55	11	143
Alteration	136	132	61	329
Demolition	59	46	18	123
New	139	97	24	260
Shell Building	1	3	0	4
Temporary	0	1	12	13
Tenant Space	4	12	21	37
Building (Manufactured)				
Commercial Modular Addition	23	19	0	42
Commercial Modular New	0	0	7	7
Demolition/Removal	50	20	11	81
Mobile Home Install	21	23	9	53
Residential Modular New	4	4	1	9
Temporary	0	0	2	2
Building (Multi-Family)				
Addition	1	6	0	7
Alteration	11	31	2	44
Demolition	0	0	1	1
Dwelling Unit	0	38	0	38
Shell Building	6	24	11	41
Building (Residential)				
Accessory	1,051	1,117	638	2,806
Addition	856	958	483	2,297
Alteration	531	280	128	939
Demolition	0	4	35	39
New	361	308	263	932
Total	3,338	3,193	1,773	8,304

Source: Harford County Dept. of Licensing & Permits and Planning & Zoning

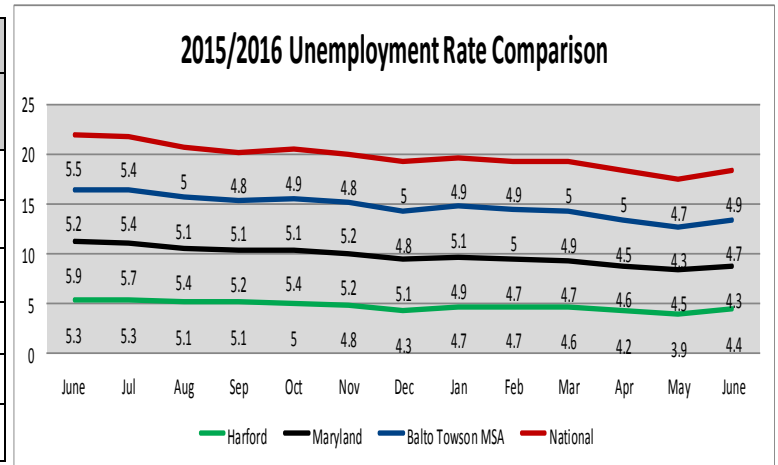
EMPLOYMENT COMPARISON - NATIONAL/COUNTY/STATE

National Unemployment Rates												
	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sept	Oct	Nov	Dec
2013	7.9	7.7	7.6	7.5	7.6	7.6	7.4	7.3	7.2	7.3	7.0	6.7
2014	6.6	6.7	6.7	6.3	6.3	6.1	6.2	6.1	5.9	5.8	5.8	5.6
2015	5.7	5.5	5.5	5.4	5.5	5.3	5.3	5.1	5.1	5.0	5.0	5.0
2016	4.9	4.9	5.0	5.0	4.7	4.9						

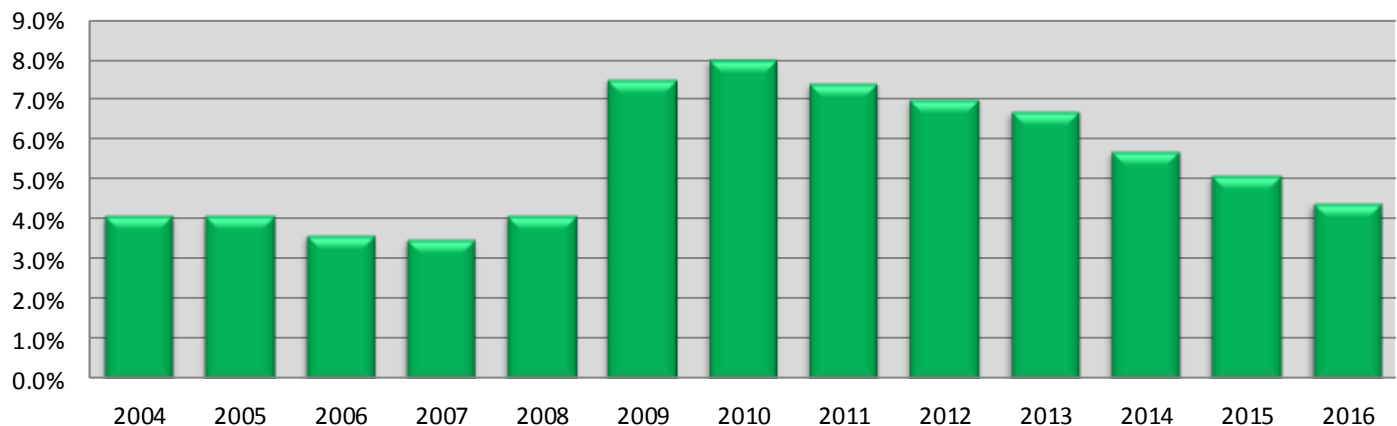
Balto Towson MSA				
Month	Labor Force	Employment	Unem- ployment	Rate
January	1,464,674	1,391,161	73,513	5
February	1,468,698	1,395,989	72,709	5
March	1,478,913	1,406,346	72,567	4.9
April	1,472,291	1,405,423	66,868	4.5
May	1,475,227	1,411,983	63,244	4.3
Average	1,471,961	1,402,180	69,780	4.7

Harford County 2016				
Month	Labor Force	Employment	Unem- ployment	Rate
January	135,771	129,364	6,407	4.7
February	136,176	129,795	6,381	4.7
March	137,085	130,820	6,265	4.6
April	136,541	130,838	5,703	4.2
May	136,865	131,503	5,362	3.9
Average	136,488	130,464	6,024	4.4

Maryland 2016				
Month	Labor Force	Employment	Unemploy- ment	Rate
January	3,163,339	3,009,961	153,378	4.8
February	3,167,606	3,018,427	149,176	4.7
March	3,174,169	3,026,067	148,102	4.7
April	3,177,900	3,030,260	147,640	4.6
May	3,172,937	3,031,117	141,820	4.5
Average	3,171,190	3,023,166	148,023	4.7



Harford County Average Unemployment 2004-2016



*Numbers adjusted; Source: MD Dept. of Labor, Licenses & Regulation (DLLR), US Bureau of Labor Statistics (BLS)

RESIDENTIAL PROPERTY STATS

MRIS: Long & Foster Market Minute

	Avg Sold Price		Total Units Sold		Avg. Days on Market		Avg. Sales to List Ratio	
	2015	2014	2015	2014	2015	2014	2015	2014
July	\$278,624	\$262,229	394	298	81	80	94.6%	95.2%
% of Change	+6.25%		+32.21%		+1.25%		-0.58%	
August	\$267,201	\$273,621	333	243	78	76	94.5%	93.1%
% of Change	-2.35%		+37.04%		+2.63%		+1.48%	
September	\$255,000	\$244,950	275	252	90	92	93.6%	93.3%
% of Change	-2.49%		+9.13%		-2.17%		+0.32%	
October	\$255,240	\$245,276	344	251	93	96	93.1%	92.7%
% of Change	+4.06%		+37.05%		-3.13%		+0.40%	
November	\$261,486	\$248,482	251	194	91	89	92.8%	92.8%
% of Change	+5.23%		+29.38%		+2.25%		+0.08%	
December	\$242,241	\$253,852	273	241	86	98	94.2%	92.3%
% of Change	-4.57%		+13.28%		-12.24%		+0.88%	
	2016	2015	2016	2015	2016	2015	2016	2015
January	\$243,733	\$253,954	215	167	92	105	92.2%	91.0%
% of Change	-4.02%		+28.74%		-12.38%		+1.35%	
February	\$342,920	\$346,442	7,866	6,824	91	89	94.0%	94.2%
% of Change	-1.02%		+15.27%		+2.25%		-0.23%	
March	\$358,687	\$357,548	9,960	9,476	86	86	95.0%	94.8%
% of Change	+0.32%		+5.11%		0.00%		+0.23%	
April	\$250,932	\$254,610	274	248	90	113	94.6%	93.8%
% of Change	-1.44%		+10.48%		-20.35%		+0.90%	
May	\$267,472	\$261,129	377	315	76	80	95.2%	94.2%
% of Change	+2.43%		+19.68%		-5.00%		+1.04%	
June	\$284,483	\$267,651	415	361	67	78	96.1%	95.2%
% of Change	+6.29%		+14.96%		-14.10%		+0.88%	

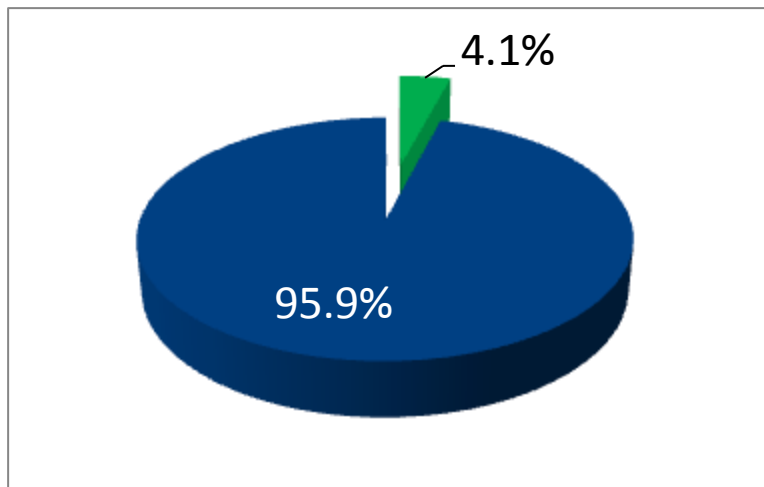
	Active Inventory		Months of Supply		New Listings		Current Contracts	
	2015	2014	2015	2014	2015	2014	2015	2014
July	1,499	1,531	4.0	5.5	489	465	229	157
% of Change	-2.09%		-28.0%		+5.16%		+45.86%	
August	1,489	1,513	4.6	6.5	466	444	208	185
% of Change	-1.59%		-30.0%		+4.95%		+12.43%	
September	1,472	1,597	5.4	6.3	455	484	196	133
% of Change	-7.83%		-18.0%		-5.99%		+47.37%	
October	1,406	1,523	4.3	6.4	488	410	219	168
% of Change	-7.68%		-34.0%		+19.02%		+30.36%	
November	1,322	1,398	5.4	7.6	325	289	130	141
% of Change	-5.44%		-29.0%		+12.46%		-7.80%	
December	1,188	1,288	4.5	5.8	261	256	154	121
% of Change	-7.76%		-22.0%		+1.95%		+27.27%	
	2016	2015	2016	2015	2016	2015	2016	2015
January	1,129	1,217	5.5	7.6	337	306	158	145
% of Change	-7.23%		-28.0%		+10.13%		+8.97%	
February	35,076	37,189	5.9	8.3	14,092	13,338	6,338	5,387
% of Change	-5.68%		-29.0%		+5.65%		+17.65%	
March	38,442	39,499	4.4	6.4	22,521	19,034	8,554	6,922
% of Change	-2.68%		-32.0%		+18.32%		+23.58%	
April	1,211	1,385	4.6	6.1	626	629	273	228
% of Change	-12.56%		-24.0%		-0.48%		+19.74%	
May	1,239	1,491	3.4	5.3	540	643	245	229
% of Change	-16.90%		-36.0%		-16.02%		+6.99%	
June	1,298	1,509	3.2	4.6	575	552	213	231
% of Change	-13.98%		-30%		4.17%		-7.79%	



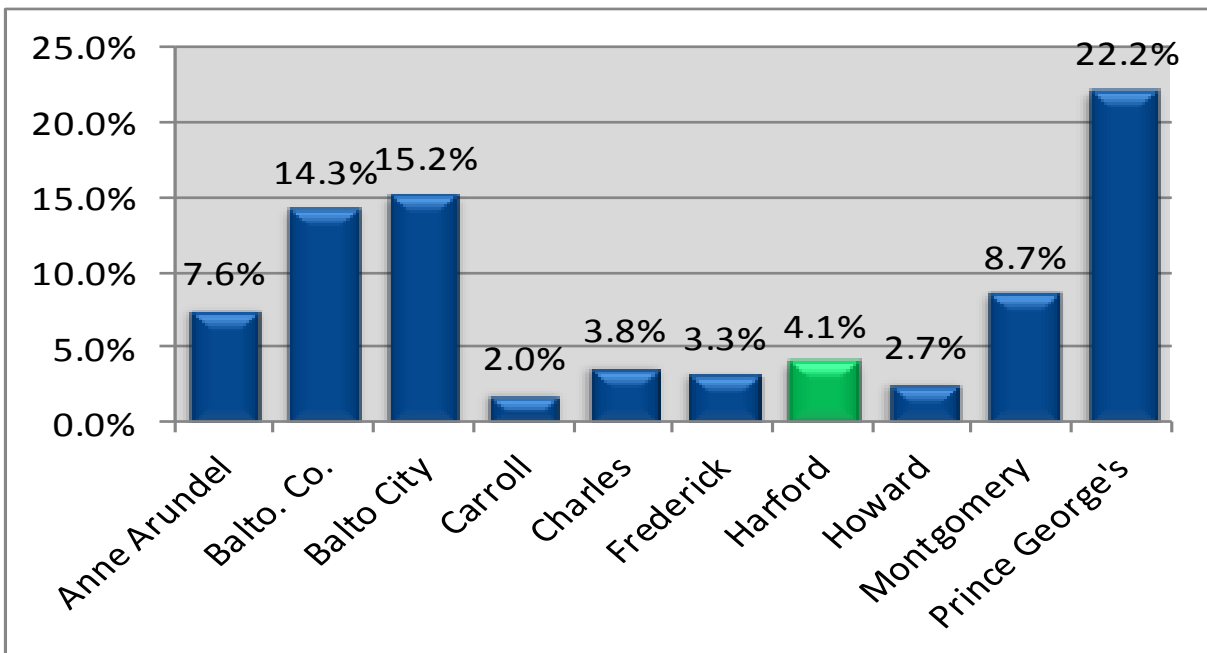
FORECLOSURE EVENTS

	Q4 2008	Q4 2009	Q4 2010	Q4 2011	Q4 2012	Q4 2013	Q1 2014	Q2 2014	Q3 2014	Q4 2014	Q1 2015	Q2 2015	Q3 2015
Harford County	219	574	155	169	243	657	457	300	426	545	493	486	450
Maryland	10,030	16,788	5,984	3,654	6,381	12,742	12,589	11,344	11,637	13,959	11,990	12,089	10,858

HARFORD COUNTY PORTION OF MARYLAND FORECLOSURE EVENTS - Q3 2015



MARYLAND LARGE COUNTY COMPARISON FORECLOSURE EVENTS - Q3 2015



Monthly totals. Total foreclosure events include all notices of default, foreclosure sales as well as lender purchases of foreclosed properties. Source: MD DHCD



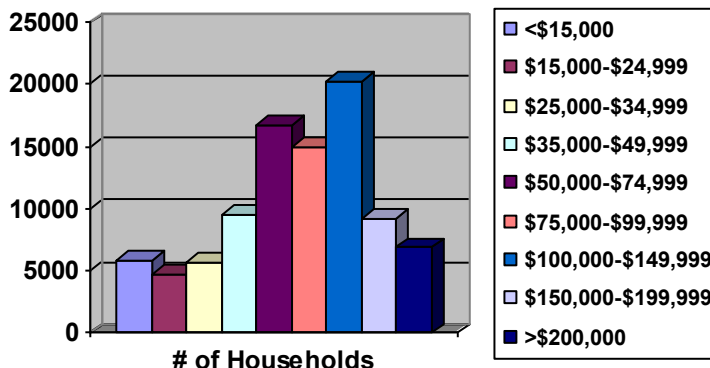
POPULATION, HOUSING & INCOME

Population (2016 Estimate)	255,583	Annual Population Growth Rate 2016-2021	0.68%
Median HH Income	\$80,763	Annual HH Income Growth Rate 2016-2021	1.82%
Avg. HH Income	\$96,598	Median Age	40.3
Per Capita Personal Income	\$35,841	Avg. Home Sales Price	\$284,483
# of Households	93,991		
Average HH Size	2.69		

Source: 2015 ESRI Demographic & Income Report

INCOME BY HOUSEHOLD

Income	# of Households	Percentage
<\$15,000*	5,875	6.3%
\$15,000-\$24,999	4,789	5.1%
\$25,000-\$34,999	5,728	6.1%
\$35,000-\$49,999	9,554	10.2%
\$50,000-\$74,999	16,697	17.8%
\$75,000-\$99,999	14,939	15.9%
\$100,000-\$149,999	20,268	21.6%
\$150,000-\$199,999	9,232	9.8%
>\$200,000	6,900	7.3%



*Poverty Level: The 2014 U.S. Federal Poverty Guidelines state that the Federal Poverty Level for a HH of 1 person is \$11,670; for 2 people is \$15,730; for 3 people is \$19,790

CONSUMER SPENDING

Product	Total Spent	Average Spent	Spending Potential Index
Mortgage Payments & Basics	\$1,084,154,035.00	\$11,534.66	135
Entertainment/Recreation	\$338,939,657.00	\$3,606.09	124
Food away from Home	\$356,056,730.00	\$3,788.20	122
Food at Home	\$557,377,006.00	\$5,930.11	119
Health Insurance	\$388,376,574.00	\$4,132.06	122
Apparel & Services	\$232,991,227.00	\$2,478.87	123

Consumer spending shows the amount spent by households on goods & services. Expenditures are shown by broad budget categories that are not mutually exclusive. Consumer spending does not equal business revenue. The Spending Potential Index represents the amount spent in Harford County relative to the national average of 100. Source: ESRI Retail Goods & Services Expenditures

POPULATION DATA FROM 2010 CENSUS

	1980	1990	% Change 1980-1990	2000	% Change 1990-2000	2010	% Change 2000-2010
Harford County	145,930	182,132	+ 24.8%	218,590	+ 20.0%	244,826	+ 12.02%
Maryland		4,781,468	+ 13.4%	5,296,486	+ 10.8%	5,773,552	+ 9.0%
US	226,545,805	248,709,873	+ 9.8%	281,421,906	+ 13.2%	308,745,538	+ 9.7%



UTILITY

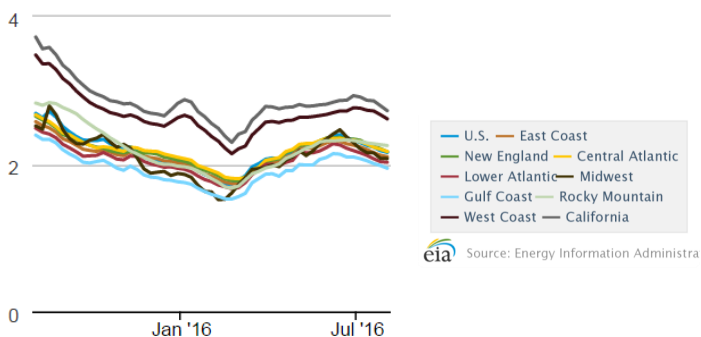
Gas Commodity Prices: Schedule D - Residential & Schedule C - General Service (Rates stated in cents/therm)

Month	2009	2010	2011	2012	2013	2014	2015	2016
Jan	103.71	72.59	63.04	58.33	56.17	53.89	56.64	38.95
Feb	89.71	65.85	62.76	59.79	56.21	64.31	56.88	41.66
Mar	84.60	66.15	57.26	58.42	56.59	50.71	46.69	38.06
Apr	57.92	55.83	58.06	63.10	65.57	46.57	33.83	33.43
May	52.97	60.78	59.69	47.27	67.44	49.43	33.05	33.68
Jun	57.05	59.14	60.78	52.47	68.16	50.16	35.44	33.96
Jul	61.71	67.20	62.31	56.22	63.13	49.71	36.02	40.39
Aug	55.61	65.89	62.11	59.07	52.61	41.99	35.51	42.25
Sep	49.89	56.08	56.75	54.19	54.30	42.32	34.63	
Oct	59.05	56.98	56.05	58.03	54.30	42.38	33.30	
Nov	62.99	56.23	57.51	54.71	58.14	50.56	39.05	
Dec	65.00	63.71	58.71	57.52	59.60	60.29	40.43	

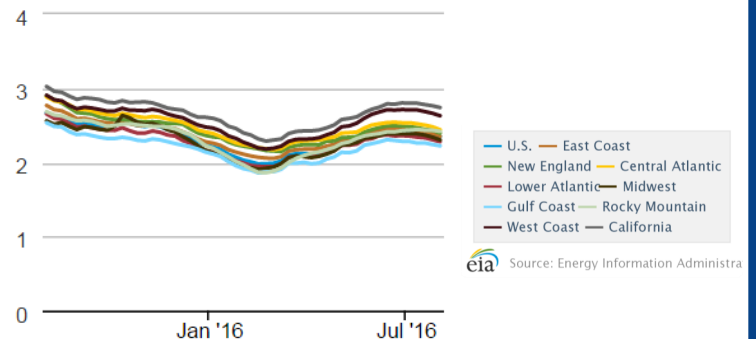
Source: BGE - www.bge.com; Please note that historical rates may not be an accurate indicator of future prices

GASOLINE & DIESEL COSTS

Regular Gasoline Prices



On-Highway Diesel Fuel Prices



Gasoline (Dollars per Gallon)

8/8/16		Change from		
	Price	Week Ago	Month Ago	Year Ago
U.S.	2.150	-0.009	-0.103	-0.479
East Coast	2.066	-0.034	-0.132	-0.458
New England	2.125	-0.043	-0.151	-0.473
Central Atlantic	2.144	-0.028	-0.128	-0.473
Lower Atlantic	1.991	-0.034	-0.127	-0.442
Midwest	2.115	+0.040	-0.040	-0.359
Gulf Coast	1.928	-0.016	-0.117	-0.408
Rocky Mountain	2.226	-0.026	-0.062	-0.572
West Coast	2.573	-0.041	-0.158	-0.788
California	2.792	-0.044	-0.074	-0.884

Diesel Fuel (Dollars per Gallon)

8/8/16		Change from		
	Price	Week Ago	Month Ago	Year Ago
U.S.	2.136	-0.032	-0.278	-0.301
East Coast	2.321	-0.033	-0.103	-0.392
New England	2.378	-0.018	-0.091	-0.469
Central Atlantic	2.412	-0.029	-0.109	-0.420
Lower Atlantic	2.241	-0.038	-0.100	-0.354
Midwest	2.275	-0.029	-0.110	-0.240
Gulf Coast	2.184	-0.040	-0.077	-0.303
Rocky Mountain	2.396	-0.023	-0.049	-0.244
West Coast	2.595	-0.035	-0.113	-0.251
California	2.707	-0.034	-0.091	-0.253